



Historic England

Mr Rob Tulloch
London Borough of Camden
Town Hall,
Camden Town Hall Extension,
Argyle Street,
Camden,
London,
WC1H 8ND

Our ref: CLO16557
Your ref: 2015/1925/P
Telephone 0207 973 3242
Email laura.o'gorman@HistoricEngland.org.uk

13 May 2015

Dear Mr Tulloch

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2012**

84 Hatton Garden London EC1N 8JR

Erection of 2 to 7 storey plus basement building comprising retail unit (Class B1) at ground floor level, jewellery workshop (Class B1c) at lower ground floor level, and serviced apartments (Class C1) above, following demolition of upper floors of existing building.

Recommend Pre-Determination Archaeological Assessment

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

The above application has been noted by GLAAS on the Planning Portal.

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should be required to submit appropriate desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by



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the proposed development. This information should be supplied to inform the planning decision.

Appraisal of this planning application using the Greater London Historic Environment Record and information submitted with the application indicates a need for further information to reach an informed judgment of its impact on heritage assets of archaeological interest.

The site lies within the London Suburbs Archaeological Priority Area. Modern day Holborn to the south of the site follows the approximate line of the Roman road which ran west from the Roman City out towards Silchester. A number of Roman burials have been recorded along the line of the Roman road, although currently none have been found close to the site. Development within and around the site is likely to have occurred during the late medieval/early post-medieval period. The Agas map of 1560 suggests that the site possibly lay within the grounds of Ely Place which was originally the formal residence of the bishops of Ely.

The nature and significance of the archaeological resource within the site and the extent of the archaeological impacts from the proposed development is uncertain.

I therefore recommend that the following further studies should be undertaken to inform the preparation of proposals and accompany a planning application:

Desk Based Assessment

Desk-based assessment produces a report to inform planning decisions. It uses existing information to identify the likely effects of the development on the significance of heritage assets, including considering the potential for new discoveries and effects on the setting of nearby assets. An assessment may lead on to further evaluation and/or mitigation measures.

The nature and scope of assessment and evaluation should be agreed with GLAAS and carried out by a developer appointed archaeological practice before any decision on the planning application is taken. The ensuing archaeological report will need to establish the significance of the site and the impact of the proposed development. Once the archaeological impact of the proposal has been defined a recommendation will be made by GLAAS.

The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation.

If archaeological safeguards do prove necessary, these could involve design measures to preserve remains in situ or where that is not feasible archaeological investigation prior to development. If a planning decision is to be taken without the provision of sufficient archaeological information then we recommend that the failure of the applicant to provide adequate archaeological information be cited as a reason for refusal.

Further information on archaeology and planning in Greater London is available at:



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<http://historicengland.org.uk/services-skills/our-planning-services/greater-londonarchaeology-advisory-service/>

Please note that this advice relates solely to archaeological considerations. If necessary, Historic England's Development Management or Historic Places teams should be consulted separately regarding statutory matters.

Yours sincerely



Laura O'Gorman
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Greater London Archaeological Advisory Service
National Planning and Conservation: London



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